

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**May 15, 2001
MEETING NO. 05-01**

APPLICATION: HDC01-0190

DATE FILED: April 24, 2001

**APPLICANT/
OWNER:** Margaret Osgood, representing
Rockville United Methodist
Church

ADDRESS: 111 Jefferson Street
Rockville, MD 20850



PROPERTY DESCRIPTION: Built in 1869, this structure is the oldest church parsonage remaining in Rockville. It faces south on West Jefferson Street and is adjacent to the Rockville United Methodist Church and to the Old Baptist Cemetery. The main block of the frame house is L-shaped, 2 $\frac{1}{2}$ stories, four bay over two bay over a fieldstone foundation. The house features a central brick chimney with an asphalt covered cross gabled roof. It is a vernacular structure with details such as bracketed eaves, window and door trim of the Italianate style. It has front and rear porches. A 2 $\frac{1}{2}$ story rectangular addition which harmonizes with the main building is located on the north side of the house. To the east of this section is a large, two-story porch on brick piers with lattice detail. The house is a contributing resource in the West Montgomery Avenue Historic District.

PREVIOUS ACTIONS AT THIS ADDRESS:

HDC93-0039	Pruning arborvitae; approved.
HDC90-0240	Relocate fence & gate, add fence & blacktop, retaining wall, replace bushes, remove porch, replace steps, repair other porches, steps, windows, screens, install storm windows, gutters, downspouts, install a/c, paint; approved.
HDC90-0238	Replace siding, remove tree, add storm windows & window a/c units, restore shutters, screened porches, steps, install fence, ramp; withdrawn.
HDC89-0216	Demolish garage; approved.
HDC85-0119	Sign; approved.
USE91-0475	Personal living quarters; approved.
SPX90-0176	Housing for low-income men; approved.

REQUEST:

The Applicant requests a Certificate of Approval to remodel a second floor sleeping porch into an office. Work will include replacement of sliding wood windows with similar wood windows, addition of electrical circuits, and insulation of two walls below the windows. The exterior appearance will not be affected.



Rear porch 111 W. Jefferson Street



STAFF COMMENTS/RECOMMENDATIONS:

Staff recommends approval of HDC01-0190 to remodel the second floor porch into useable space for an office by replacing windows and matching the material, composition, design and texture to existing windows, and addition of electrical circuits and insulation in the walls below the windows.

- 1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The parsonage housed ministers of the Methodist Church and their families for more than a century. The church and parsonage were built following a split within the Methodist church with regard to slavery. Prior to the split, local Methodists used the church on Wood Lane. In 1861, a Conference of Southern Methodists was established. In 1863, the pro-slavery members of the Rockville congregation petitioned to join the Virginia District of this dissident group. Southern members of the Rockville church removed themselves from the congregation on Wood Lane. During the Civil War, these members met privately in Rockville homes although, after 1865, attempts were made to regain use of the Wood Lane building at least on alternate Sundays. In 1869, a lawsuit was resolved in favor of the original Baltimore Conference members. The Southern members, having no further claim on the Wood Lane buildings, erected the new church and this parsonage. The new church was constructed on Commerce Lane, now West Montgomery Avenue, in 1868. Later that year, the Trustees purchased the lot immediately behind it for the parsonage. The building continues to be used for church-related purposes.

- 2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The porch is located on the rear (north) side of the house but is visible from Jefferson Street. It abuts the church's parking lot to the north and a driveway on the east. No changes will be made to the first floor of the porch. New window frames on the east and north walls and new siding will be wood and will match existing. Other changes, including additional electrical outlets and a new ceiling light, are interior changes.

- 3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

Exterior design, scale, proportion, arrangement, texture and materials will match existing.

- 4. To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

STAFF RECOMMENDATION: Staff recommends approval of HDC01-0190 based on the Secretary of the Interior's Standards for Rehabilitation, Number 6, which states that:

Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.